



Send Tax Notices to:
Justin Hill
90 West 500 North
Payson UT 84651

ENT 11105:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Feb 05 8:49 am FEE 14.00 BY CS
RECORDED FOR PRO-TITLE AND ESCROW INC

BOUNDARY LINE AGREEMENT (FENCE LINE)

PTE-31629-SF

AGREEMENT, made and entered into this day, January 30, 2018, by and between R & C, LLC, hereinafter referred to as Party of the First Part and Judy Curtis, Successor Trustee of the Dale L. Curtis Trust dated March 9, 2001, as amended June 5, 2002, hereinafter referred to as Party of the Second Part, for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by said parties, which boundary line is uncertain because of discrepancies between the established fence line and the record title descriptions.

WHEREAS, R & C, LLC, Party of the First Part, is in possession of a parcel of land which has been surveyed by a registered land surveyor and described by said fence line survey as follows, to-wit:

See Attached Exhibit "A"

WHEREAS, the Parties of the Second Part are in possession of certain parcels of land adjoining and contiguous to the parcel above described and lying immediately adjacent to the survey line, and South.

WHEREAS, the herein above described existing fence line separates the parcels of land and constitutes a division line between the same that has long been recognized by the parties hereto and their predecessors in title as the boundary and division lines between their said parcels of land.

THE PARTIES AGREE THAT the established fence line as the same now exists shall constitute the boundary and division line between the said parcel of land in the possession of the parties hereto. Each of the said parties hereby recognizes and agrees that the other party is the legal owner up to said fence line of the respective parcel of land in such party's possession, and the parties further agree that these stipulations shall apply to and be binding upon them, their heirs, personal representatives and assigns.

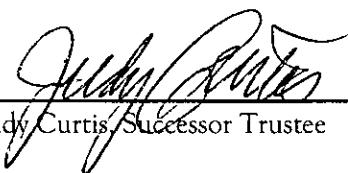
Pursuant to the foregoing stipulations and for the value received, the receipt of which is acknowledged, R & C, LLC, Party of the First Part, hereby remise, releases and forever quit claims to the aforesaid parties of the Second Part, any and all title and interest which Judy Curtis, Successor Trustee of the Dale L. Curtis Trust, dated Marcy 9, 2001, as amended June 5, 2002, may have in and to all lands in the possession of each of said Parties of the Second Part, adjoining and adjacent to said fence lines above described; and, for value received, the receipt of which is hereby acknowledged, the said Parties of the Second Part hereby remise, release and forever quit claim to R & C, LLC, Parties of the First Part, herein above described.

IN WITNESS WHEREOF, the parties have hereunto signed their names to this Agreement the day and year first above written.

PARTY OF THE FIRST PART:

The Dale L. Curtis Trust dated March 9, 2001
as amended June 5, 2002

By: Judy Curtis, Successor Trustee



PARTY OF THE SECOND PART:

R & C, L.L.C.

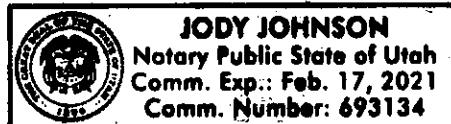
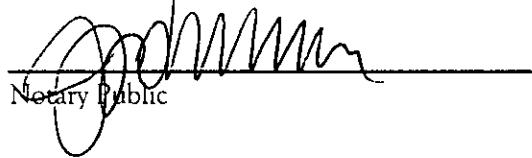
By: Justin Hill, Member/Manager



STATE OF UTAH)
)
) \$

County of Utah)

On this 31st of January, 2018, personally appeared before me Judy Curtis, Successor Trustee of The Dale L. Curtis Trust, dated March 9, 2001, as amended June 5, 2002, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that they executed the same.

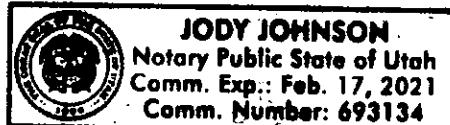



Notary Public

STATE OF UTAH)
)
) \$

County of Utah)

On this 31st Day of January, 2018, before me, the undersigned Notary Public, personally appeared Justin Hill, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.




Notary Public

Pro-Title & Escrow, Inc.
File No. 31629-SF

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 00°28'39" EAST ALONG THE SECTION LINE A DISTANCE OF 886.27 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 885.85 FEET TO THE REAL POINT OF BEGINNING.

THENCE SOUTH 00°12'15" WEST 797.67 FEET; THENCE SOUTH 00°30'56" WEST 132.13 FEET; THENCE SOUTH 00°43'55" EAST 30.68 FEET; THENCE SOUTH 04°14'10" EAST 66.97 FEET; THENCE SOUTH 03°30'31" EAST 46.02 FEET TO A POINT OF CURVATURE OF A 57.88 - FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 30.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°56'52" AND A CHORD THAT BEARS SOUTH 19°20'38" EAST 29.91 FEET TO A POINT OF A CONTINUES CURVATURE OF A 27.77 FEET RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°02'35" AND A CHORD THAT BEARS SOUTH 46°41'59" EAST 8.23 FEET; THENCE SOUTH 42°31'29" WEST 36.36 FEET; THENCE NORTH 80°51'44" WEST 14.17 FEET; THENCE NORTH 84°01'45" WEST 113.15 FEET; THENCE SOUTH 00°21'26" EAST 5.12 FEET; THENCE SOUTH 89°43'23" WEST 368.04 FEET; THENCE 00°18'54" WEST 197.81 FEET TO A POINT OF CURVATURE OF A 162.03 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 125.63 FEET; SAID CURVE HAVING A CENTRAL ANGEL OF 44°25'17" AND A CHORD THAT BEARS NORTH 22°31'55" WEST 122.50 FEET; THENCE NORTH 47°16'14" WEST 30.56 FEET TO A POINT OF CURVATURE OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°58'58" AND A CHORD THAT BEATS NORTH 02°39'51" WEST 21.21 FEET; THENCE NORTH 47°39'51" WEST 124.36 FEET; THENCE NORTH 00°07'53" EAST 40.11 FEET; THENCE NORTH 42°29'37" EAST 311.70 FEET; THENCE NORTH 42°28'40" EAST 103.62 FEET; THENCE NORTH 42°29'21" EAST 58.08 FEET; THENCE NORTH 47°19'03" EAST 234.39 FEET; THENCE NORTH 50°10'59" EAST 221.75 FEET TO THE REAL POINT OF BEGINNING.